

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. BA-2579

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic COALE-RIDER SPRING HOUSE; Young Man's Adventure

and/or common

2. Location

street & number 1317 Boyce Avenue ☐ not for publication

city, town Ruxton ☐ vicinity of congressional district

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mrs. Martha Sweatman

street & number 1317 Boyce Avenue telephone no.:

city, town Ruxton, Maryland state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. liber

street & number folio

city, town state

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. BA-2579

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

DESCRIPTION:

This one story spring house is located on the south side of Boyce Avenue in Ruxton, east of Bellona Avenue and directly across the street from the Church of Good Shepherd. This residential neighborhood was developed in the late 19th century on land once owned and farmed by the Coale and later the Rider families. The spring house is the most intact and visible survival of the rural farmstead that once occupied this site. Several other stone buildings survive in ruinous condition on adjacent property uphill and to the south of the spring house.

The spring house is built into the side of a shallow ravine that runs down to Boyce Avenue. Oriented on a north-south axis, it is positioned to take advantage of a small, still active natural spring. The building measures 12 feet wide and 14 feet long, with a pitched gable roof that has been rebuilt as part of a comprehensive stabilization project undertaken by family descendent Joseph M. Coale. The entrance is located off-center (to the east) in the south gable wall. Original window openings were centered on the east facade and the north gable; the latter window was later filled in with stone masonry. The surviving door and window frames appear to be twentieth century replacements; the stone door sill is original. The walls are laid with uncoursed local fieldstone; large blocks of stone were used as structural quoins at the corners of the building. The date of construction, 1828, is carved into a large, smooth stone set in the upper gable of the south wall.

The spring is located about eight feet to the south of the south (upstream) gable, and is protected by a brick and stone grotto. Stone steps lead down to this grotto and a brick paved area between the spring and the entrance door. A photograph taken circa 1900 shows that this area was protected by a shed roof that extended across the gable end of the building, supported by a stone wall at the west end and presumably by wood posts at the corners. Latticework provided further protection from the sun and would have kept animals and birds away from the spring. Remnants of plaster on the exterior stonework of the south gable wall indicate that the area protected by the shed was at one time plastered and whitewashed.

The original lead pipe extends from the small pool at the spring under the brick paving and through the south gable wall of the spring house. Inside, the water discharges into a brick lined trough that extends along the west, north, and east walls. An outlet hole low in the foundation wall at the south end of the east wall directs the water out into a drainage channel.

The interior of the building has a paved brick floor and was originally plastered and whitewashed. Sufficient plaster remains to delineate the outline of a one-inch shelf that extended around all four interior walls. The plaster stops on the gable walls flush with the bottom face of the ceiling joists (now gone), indicating a plastered ceiling. The roof and the ceiling joists collapsed in the 1980s; a replacement roof has been constructed to protect the building.

8. Significance

Survey No. BA-2579

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SIGNIFICANCE:

The Coale/Rider Spring House is a rare survival of the early nineteenth century agricultural history of this now densely developed part of Baltimore County. Now relegated to the role of historical artifact in the quiet residential neighborhood of Ruxton, the building is nevertheless significant in a much broader context. Dairies and spring houses were common elements of the agricultural landscape in the Piedmont region of Maryland from the latter part of the eighteenth century into the early twentieth century. When ice boxes and electrical cooling equipment took over the task of preserving food and dairy products, dairies were often recycled as toolsheds and storage buildings. Spring houses were less easily converted to other purposes due to the water and dampness inherent in their placement, and only their sturdy construction has prevented near complete loss of this important resource.

The Coale/Rider Spring House is particularly valuable because of its known (and early) date of construction and the degree to which key functional elements of the building survive. The unusual grotto is completely intact and the spring and interior trough system is fully functional. While the ceiling joists and roof are gone, plaster remnants on the interior walls reveal the principal room had plastered and whitewashed walls and ceiling, and the outline survives of a one-inch shelf that once encircled the room.

The historic photograph taken circa 1900 provides a valuable record of the lattice enclosed cooling area between the grotto and the south gable wall as well as a sense of the importance this building once occupied in the Coale/Rider farmstead.

See Continuation Sheet No. 1

HISTORY:

In 1828 Philemon Coale, a Baltimore County farmer, constructed this stone spring house to serve the needs of his 250 acre farm, known as "Young Man's Adventure". This tract may be traced back to 1694, and had been owned by members of the Coale family since 1710. The property was sold to Edward Rider, Sr. in 1847 and remained in that family until the early twentieth century, by which time the area was rapidly changing to a residential community.

Young Man's Adventure, a square two hundred acre parcel, also derives its origin from the Proprietor's land office grant to Thomas Hooker in 1694.¹ The land first passed to Thomas Sparrow (as in Sparrow's Point) and then to his son-in-law, William Coale of Anne Arundel County in 1704.² In 1710, Coale purchased additional properties to the immediate north known as Martinton and Martin's Addition each containing one hundred acres. William died in 1715 and Young Man's Adventure was inherited by his son, Thomas, while the Martinton and Martin's Addition lands were bequeathed to son, Samuel.³ Apparently, Samuel deceased without heirs and these lands later passed to Thomas as provided for in his father's will.

In 1741 Thomas sold Young Man's Adventure, Martinton and Martin's Addition to his brother William for "100 pounds Sterling of Great Britain".⁴ In 1743, William received a grant of 27 acres of vacant land known as Coale's Good Luck lying between Martin's Addition and Young Man's Adventure.⁵ William died at West River, Anne Arundel County in 1761 and never settled on these properties. However, prior to their father's death, both of his sons, Samuel and William, Jr. apparently took up residence here during the early 1730s or possibly earlier: Samuel, on the Martinton and Good Luck properties and William, Jr. on Young Man's Adventure. In 1756, William, Jr. was granted an additional 39 acre patent for Coale's Discovery.⁶ This rectangular piece of vacant land adjoined the entire eastern line of Young Man's Adventure. Actual ownership of these grants passed to William, Jr. and Samuel with their father's death.⁷ In 1760 William and his oldest son are recorded as contributing to the Quaker relief for the sufferers of the Boston fire.

In 1769 William, Jr. appears as a resident of the county in the petitions for and against removal of the county seat from Joppa to Baltimore. The tax accounting of 1773 also lists William, Jr. as head of a household in Back River Upper Hundred, as this portion of the county was then called. The Federal Census of 1790 shows William, Jr. as head of a household with 2 free white males over

15, 2 under 16, 6 free females, and seven slaves.

For over fifty years William, Jr. lived on Young Man's Adventure raising two sons (both married Bowens of Samuel's Hope) and three daughters. The Federal Assessment of 1798 describes details of the 230 acre Britain Ridge farm with two frame dwelling houses, 25 x 28' and 16 x 20', a barn 24 x 40', and stable 12 x 24' all valued at \$1,380. When he died a widower in 1809 at eighty seven years of age, his oldest son, William Harvey Coale was bequeathed Young Man's Adventure. However, he left the United States to live in England and forfeited the farm to his younger brother, Philemon.⁸ Because of his brother's absence and his father's advanced age, Philemon occupied and ran the farm for some time prior to acquiring title to the property.

William's inventory, witnessed by neighbors Solomon Bowen and Joseph Wheeler, revealed a prosperous, well developed, and nearly self-sufficient farming operation. Valued at \$2,648.60, Coale's chattels and farm inventory showed the variety of undertakings that were required of the typical Maryland farmer in the still largely agricultural society of the early 19th century. Also revealed is the continuing importance of slavery in supporting this way of life. In fact, his most valuable possessions were five slaves with Peter, the youngest at 19 years of age, valued at \$350.00.⁹

Other items of interest from this 1809 inventory include a wide assortment of livestock to include pigs, sheep, cows, bulls, and horses; also, farm produce...a loft of corn (125 bushels @ \$4.00 per), 130 bushels of rye @ \$1.00 per, 60 bushels of oats, 40 bushels of rye in the ground, 130 bushels of potatoes, 3 tons of hay, 27 bushels of beans, 1722 lbs of pork @ 5 cents per lb., all types of equipment and farm tools, carpenter and cooper tools, etc.

Because of the inaccuracies of early surveying and the potential for disputes, Philemon had Young Man's Adventure re-surveyed in 1816 for the purpose of securing a guarantee of ownership from the State for his land. The re-survey, now containing 244 $\frac{1}{2}$ acres, included the 39-acre Coale's Discovery parcel. Also added were 13 acres of bordering vacant land that had not been included in the original grant of 1694 which contained "342 panels of middling good fence and four old apple trees" all valued at \$15.68.¹⁰

Philemon Coale lived and worked the farm until he died in 1838 at the age of 66.¹¹ During this time, he had married twice, raised fifteen children, as a member of the Maryland Militia under the

Section no. 8 Page 3

command of colonel Nicholas Ruxton Moore rallied to the defense of Baltimore in September of 1814, took an active role as a trustee in the founding of both the Hunt's Methodist Church and the neighborhood school house on Joppa Road. He also contested, along with his neighbors Solomon Bowen and Lewis Roberts, the encroachment of the railroad that cut a 66 foot wide strip through their farms.¹² Philemon Coale's spring house dated 1828 still stands proudly, if somewhat worn, off the south side of Boyce Avenue, opposite the Church of Good Shepherd.

His will ordered that the farm and personal property were to be sold during the year 1845 at public auction. Accordingly, in November of that year, the following appeared in the Baltimore Sun:

"FOR SALE - 243 acres, 50 in wood the rest cleared and in good state of cultivation...improvements--frame dwelling, old barn and other necessary out houses...situated in a good neighborhood with limestone in abundance in immediate vicinity thereof which offers great facility to the improvement of the same."¹³

A long list of farm equipment, livestock, and personal items followed.

However, it was not until 1847 that the farm was finally sold; Edward Rider, Sr. was the highest bidder at \$6,005.00.¹⁴ Rider was a respected and well-known resident of the area, having purchased a farm to the north known as Thornton from William Ridgeley in 1827. When Edward Rider's son Edward, Jr. married in 1856, Young Man's Adventure was sold to him for \$10,000.00 and re-named Malvern.¹⁵ In the same year, Edward, Jr. began construction of a large three-story frame residence that adjoined the stone cottage built by Philemon Coale in 1806. The new home was to house his wife and children for the next 50 years.

With a western exposure towards the railroad, the home was located at the end of a drive (now Locust Ave.) from Bellona Ave. Edward, Jr. was also a successful farmer but had other business activities including brokerage, banking, and an interest in the Northern Central Railroad. He sold 42 acres of the farm to Henry Hiser, his neighbor to the west (Bosley's Adventure) in 1859.¹⁶ This area included the western portion of Young Man's Adventure lying between the Roland Run stream and the railroad. That which remained was later described, somewhat embellishing, as:

"One of the beautiful estates of the Ninth District...On every side stretch tilled fields and meadows that lie velvety and green beneath the summer sun. The 240 acres

comprising the farm have been placed beneath excellent cultivation and made to produce bountiful harvests of the various cereals to which the soil is adapted. This is the home of the Rider family a fitting abode for people of wealth and culture."¹⁷

The 1857 Robert Taylor map of the City and County of Baltimore shows Young Man's Adventure and Powder Mill Road (Bellona Avenue), but very little other detail. Ruxton was still an agricultural area and urban pressures for subdivision had not yet begun. However, the Hopkins Atlas map of 1877 shows the Edward Rider estate of Malvern and other neighborhood properties in revealing detail. This resource serves as a valuable tool for our survey and shows individual property lines, private driveways, streams, placement and construction of structures, etc. Interestingly, many of the Ruxton property lines of 1877 are still shown conforming to the original grant boundaries as laid out in 1694.

The continuing pressures of urbanization affected this property as others in the Roland Run Valley and led Rider in 1894 (three years before his death) to sell portions of the farm for a development. As Roland Park, an experiment in early suburban development had only just been established, this plan, called Ruxton Heights, was also an ambitious undertaking. Accordingly, terms outlined on a plat of the development were most generous, urging prospective buyers to "Think Fast, Act Quick". The advertisement continues:

"Baltimore's most beautiful suburb...Clean, healthy, picturesque, natural drainage, thoroughly accessible... lots from \$200-\$500...small payments, no interest, no taxes, no mortgages."¹⁸

Further pressure for subdivision resulted in 1910 when the family suffered a great loss. Sparks from an open fireplace burned the house to the ground. From the Sun Paper, December 30:

"The mansion had a commanding view of the surrounding country, as it stood on Ruxton Hill and was at one time in the center of a large tract of land that took in a greater portion of that part of the county and when news of its destruction spread many instances that had happened about it were recalled."

Endnotes

1. Baltimore County Patent CD f.f. 133-134.
2. BLCR TR #A 108-110.
3. BC Wills #14/62.
4. BCLR TB #A Folio 22-25.
5. BC Certificate #1123.
6. BC Certificate #1121.
7. BC Prerogative Court (Wills) #31 pp.524-526.
8. BC Wills 8/494 (new 465).
9. BC Inventories 26/198 (1809).
10. Patented Land Certificate #5399.
11. BC Wills 17/170; Inventory 55/366.
12.
 - a) Philemon Coale family bible entries (J.M. Coale collection)
 - b) Borgan, page 15
 - c) Wright, Edward, Maryland Militia War of 1812, Vol. 2, Family Life Publications, 1979, p. 74-75.
BCWT 4700-160-55, National Archives, Washington DC
 - d) BCLR #TH 231/53
 - e) BCLR #TK 265/529.
13. Baltimore Sun, Vol XVII, No. 154, November 13, 1845.
14. BCLR AWB #381/284.
15. BCLR HMF #14/54.
16. BCLR #25/312.
17. Leading Families of the City of Baltimore and Baltimore Co., Chapman Publishing Co., N.Y., N.Y. 1897 page 172.
18. BC Plat Book, JWS No. #1, Filed Sept. 14, 1894.

9. Major Bibliographical References

Survey No. BA-2579

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Joseph M. Coale III (history); Orlando Ridout V (architecture)

organization Maryland Historical Trust date March 24, 1995

street & number 100 Community Place telephone (410) 514-7642

city or town Crownsville state Maryland

Documentation drawings prepared

Architectural description recorded October 14, 1994

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

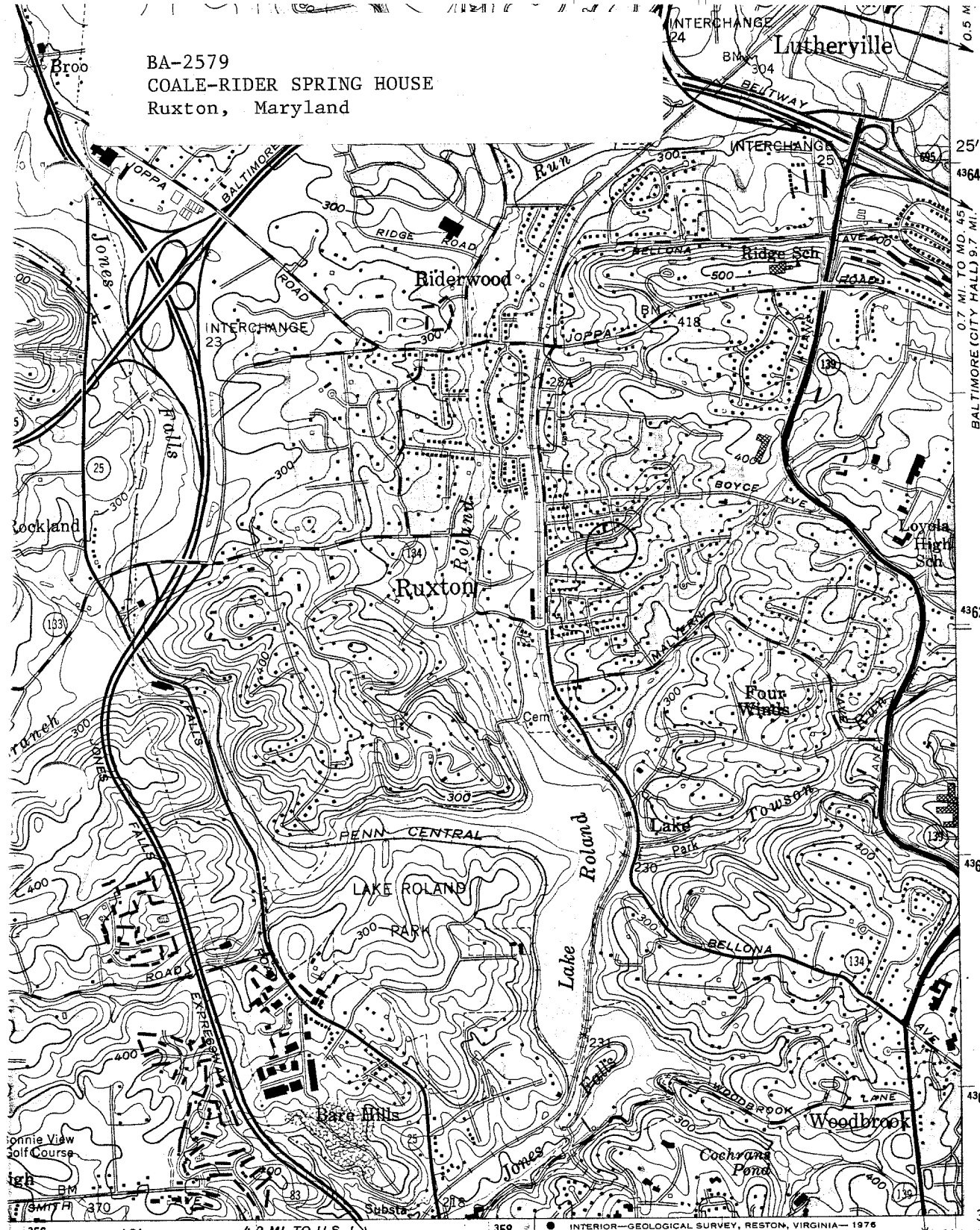
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust

Division of Historical and
Cultural Programs
100 Community Place
Crownsville, MD 21032-2023

BA-2579
COALE-RIDER SPRING HOUSE
Ruxton, Maryland

BA-2579



1 MILE
FEET



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

Interstate Route
 U.S. Route
 State Route

COCKEYSVILLE, MD.
NW 1/4 BALTIMORE 15' QUADRANGLE
N3922.5-W7637.5/7.5
1957

PHOTOREVISED 1966 AND 1974
AMS 5662 I NW-SERIES V833

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1966 and 1974.

(BALTIMORE EAST)
5662 I SE



62-219

Cont. to Spruce House

Exhibit 2

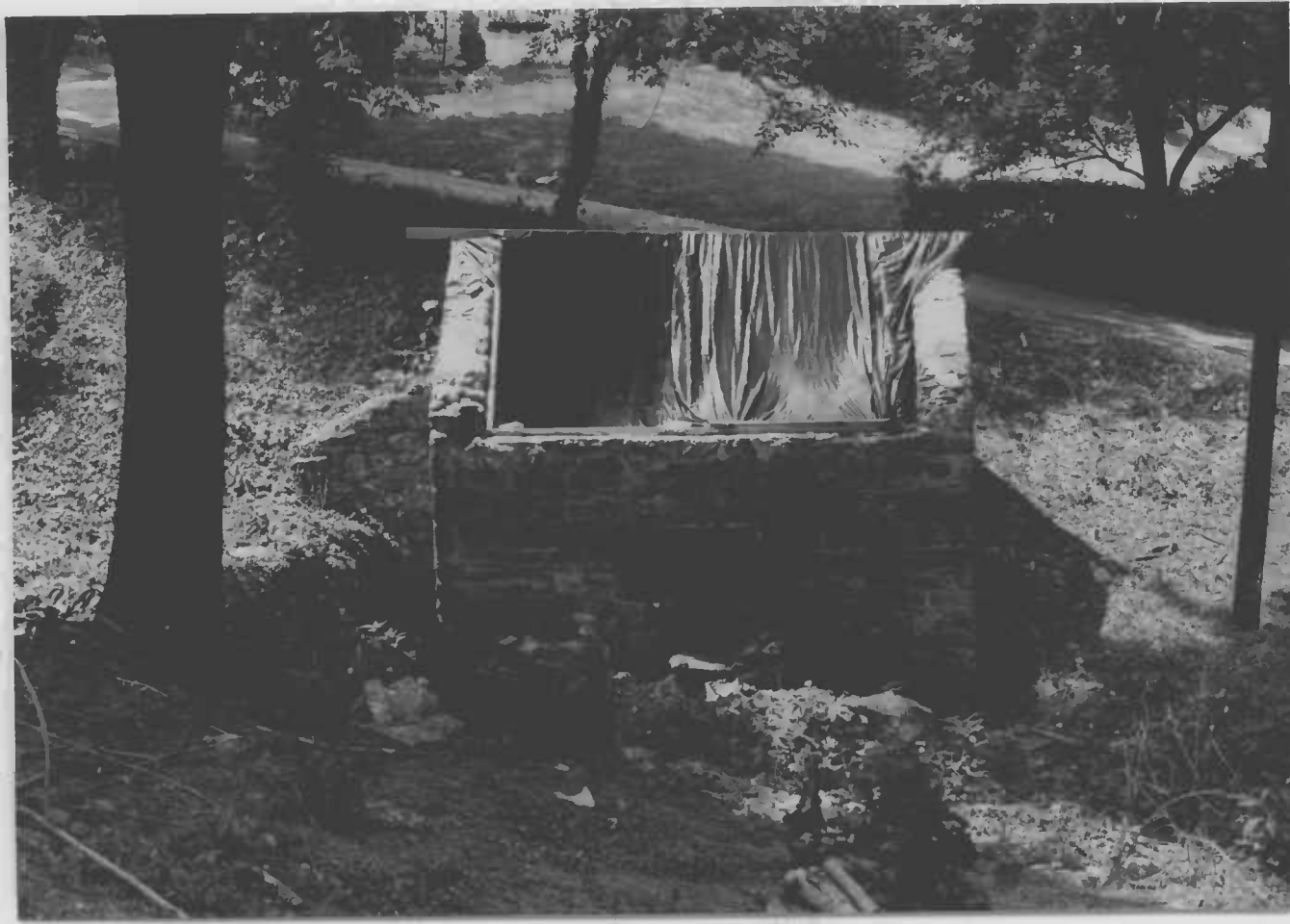
1931



BA-2579

Coast - Rider C - 01

Expend 115



BA-2579

Lease - Rider 2-19-19

1-1-19



Feb 21-19

Cont. - River - 1/2 mi. N. River
Camp 1